

120.0

Map

0013

Block

0002.G

Lot

1 of 1

CARD

ARLINGTON

APPRaised: 4,100 /

USE VALUE: 4,100 /

ASSESSed: 4,100 /

Total Card /

Total Parcel

4,100

4,100

4,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	ROZNITSKY YOEL				
Owner 2:	FITZGERALD VIRGINIA				
Owner 3:					
Street 1:	15 GREENWOOD ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	MAHADY BRIAN & CONSTANCE -		
Owner 2:	-		
Street 1:	15 GREENWOOD ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This Parcel contains 560 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		560		Sq. Ft.	Site		0	70.	0.11	5			Unbuild	-85	Size	-80			4,116						4,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	560.000			4,100	4,100
Total Card	0.013			4,100	4,100
Total Parcel	0.013			4,100	4,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	560.	4,100	4,100	4,100	Year End Roll	12/18/2019
2019	132	FV		0	560.	4,200	4,200	4,200	Year End Roll	1/3/2019
2018	132	FV		0	560.	3,100	3,100	3,100	Year End Roll	12/20/2017
2017	132	FV		0	560.	2,800	2,800	2,800	Year End Roll	1/3/2017
2016	132	FV		0	560.	2,700	2,700	2,700	Year End	1/4/2016
2015	132	FV		0	560.	2,300	2,300	2,300	Year End Roll	12/11/2014
2014	132	FV		0	560.	2,200	2,200	2,200	Year End Roll	12/16/2013
2013	132	FV		0	560.	2,100	2,100	2,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHADY BRIAN &	1356-97		7/10/2008	Mult Lots	510,000	No	No		
	985-169		7/1/1984		114,000	No	No	G	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2000	Vacant Lot	268	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

Prior Id # 1:	136640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:49:30

LAST REV

Date	Time
08/21/12	12:15:13
apro	
9331	

Total AC/HA:

0.01286

Total SF/SM:

560

Parcel LUC:

132

Undev. Land

Prime NB Desc:

ARLINGTON

Total:

4,116

SpI Credit

Total:

4,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

More: N	Total Yard Items:	Total Special Features:	Total:
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